

What is claimed is:

1. A method for administering performance of a contract using a server accessible by a plurality of performing parties through a data network, the method comprising:

receiving performance data at the server from at least one of the performing parties through the data network, the performance data indicating an amount of work performed under the contract by the at least one performing party; and

determining a payment amount based on the performance data.

2. The method for administering performance of the contract according to claim 1, in which the network comprises a public Internet.

3. The method for administering performance of the contract according to claim 1, in which the performance data further comprises an amount of materials stored.

4. The method for administering performance of the contract according to claim 1, further comprising initially storing a schedule of values associated with performance of the contract, wherein determining the payment amount is further based on comparing the performance data with the schedule of values.

5. The method for administering performance of the contract according to claim 1, further comprising:

calculating a contract markup amount based on the performance data; and

determining the payment further based on the contract markup amount.

6. The method for administering performance of the contract according to claim 5, further comprising:

sending the payment amount from the server to another one of the performing parties through the data network.

7. The method for administering performance of the contract according to claim 5, further comprising:

    sending an electronic message to another one of the performing parties indicating that the payment amount has been determined; and

    receiving a request from the messaged party to receive the payment amount through the data network.

8. A method for administering performance of a contract comprising:

    receiving at a server, through a data network, a plurality of schedules corresponding to a plurality of subcontractors performing work under the contract, each schedule identifying at least one task to be performed by the corresponding subcontractor and a cost associated with each task;

    receiving at the server, through the data network, an application for payment corresponding to one of the plurality of schedules, the application for payment identifying a portion of the at least one task completed by the corresponding subcontractor; and

    determining at least one of an amount of work completed and an amount of payment to the subcontractor based on comparing the application for payment and the corresponding schedule.

9. The method for administering performance of the contract according to claim 8, in which the data network comprises a public Internet.

10. The method for administering performance of the contract according to claim 8, further comprising:

    receiving at the server, through the data network, a change order request associated with the at least one task; and

    receiving at the server, through the data network, a change order approval approving the change order request;

wherein determining at least one of the amount of work completed and the amount of payment to the subcontractor is further based on the approved change order.

11. The method for administering performance of the contract according to claim 8, in which determining the amount of payment to the subcontractor is further based on subtracting a retainage amount, the retainage amount being a predetermined percentage applied to the application for payment.

12. A method for administering performance of a project using a web server accessible through a packet switched data network, the method comprising:

creating a general contract schedule of values relating to the project, the general contract schedule of values comprising a plurality of general contract line items;

receiving at least one subcontract schedule of values via the packet switched data network, the subcontract schedule of values comprising a plurality of subcontract line items;

receiving associations between the subcontract line items of each subcontract schedule of values and the general contract line items of the general contract schedule of values;

receiving at least one subcontract application for payment via the packet switched data network, the subcontract application for payment including the subcontract line items;

updating the general contract line items based on information in the associated subcontract line items received in the subcontract application for payment; and

creating a general contract application for payment based on the updated contract line items;

wherein the general contract application for payment automatically determines a total performed work amount and a payment amount due based on the total completed work amount.

13. The method for administering performance of the project according to claim 12, further comprising submitting the general contract application for payment via the packet switched data network.

14. The method for administering performance of the project according to claim 13, further comprising receiving an approval of the general contract application for payment via the packet switched data network.

15. The method for administering performance of the project according to claim 12, further comprising initially creating a project profile and assigning roles to participants, including the at least one subcontractor and at least one of an owner and an architect.

16. The method for administering performance of the project according to claim 15, in which assigning roles comprises selecting at least one of the participants from a database accessible by the web server.

17. The method for administering performance of the project according to claim 15, in which assigning roles comprises identifying a proxy to represent the at least one of the participants, wherein the subcontract schedule of values and the subcontract application for payment are received from the proxy.

18. The method for administering performance of the project according to claim 12, in which the subcontract schedule of values is based on a predetermined template accessible through the packet switched data network.

19. The method for administering performance of the project according to claim 12, in which creating the general contract application for payment is further based on a change order corresponding to at least one of the general contract schedule of values and the at least one subcontract schedule of values.

20. The method for administering performance of the project according to claim 12, in which creating the general contract application for payment includes entering at least one of a work completed amount and a material presently stored amount.

21. The method for administering performance of the project according to claim 20, in which entering at least one of the work completed amount and the material presently stored amount is performed automatically based on the subcontract application for payment.

22. The method for administering performance of the project according to claim 20, in which entering at least one of the work completed amount and the material presently stored amount comprises receiving a dictated amount, different than the at least one of the work completed amount and the material presently stored amount, via the packet switched data network.

23. The method for administering performance of the project according to claim 12, further comprising modifying the received subcontractor application for payment before updating the general contract line items, based on permission to modify the received subcontractor application received via the packet switched data network.

24. The method for administering performance of the project according to claim 12, in which the packet switched data network comprises a public Internet.

25. A computer readable medium storing a computer program for administering performance of a contract, the computer program being executed by a server accessible through a data network, the computer readable medium comprising:

a schedule source code segment that receives a plurality of schedules corresponding to a plurality of subcontractors performing work under the

contract, each schedule identifying at least one task to be performed by the corresponding subcontractor and a cost associated with each task;

a payment application source code segment that receives an application for payment corresponding to one of the plurality of schedules, the application for payment identifying a portion of the at least one task completed by the corresponding subcontractor; and

a determining source code segment that determines at least one of an amount of work completed and an amount of payment to the subcontractor based on comparing the application for payment and the corresponding schedule.

26. The computer readable medium according to claim 25, in which the data network comprises an Internet.

27. The computer readable medium according to claim 25, further comprising:

a change order source code segment that receives a change order request associated with the at least one task and that modifies the corresponding schedule in accordance with the change order request, when the change order request is approved;

wherein determining at least one of the amount of work performed and the amount of payment to the subcontractor is further based on the approved change order.